

047.A

0001

0050.2

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

505,400 / 505,400

USE VALUE:

505,400 / 505,400

ASSESSED:

505,400 / 505,400


**Patriot**  
Properties Inc.
**PROPERTY LOCATION**

No	Alt No	Direction/Street/City
50		SHERBORN ST, ARLINGTON

**OWNERSHIP**

Unit #: 2

Owner 1: FERREIRA MARY O &amp;

Owner 2: DIGGS CHARLES DAVID

Owner 3:

Street 1: 50 SHERBORN ST UNIT 2

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry Own Occ: Y

Postal: 02474 Type:

**PREVIOUS OWNER**

Owner 1: FERREIRA MARY O -

Owner 2: -

Street 1: 50 SHERBORN ST UNIT 2

Twn/City: ARLINGTON

St/Prov: MA Cntry

Postal: 02474

**NARRATIVE DESCRIPTION**

This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1924, having primarily Wood Shingle Exterior and 1300 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 8 Rooms, and 5 Bdrms.

**OTHER ASSESSMENTS**

Code	Descrip/No	Amount	Com. Int

**PROPERTY FACTORS**

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt	3	22
Flood Haz:				Topo	1	Level
D				Street		
s				Gas:		
t						

**LAND SECTION (First 7 lines only)**

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0	Sq. Ft.	Site			0	0.	0.00	7751										G7	1.					

**IN PROCESS APPRAISAL SUMMARY**

Use Code		Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description		User Acct
102		0.000	505,400			505,400			271908
							GIS Ref		
							GIS Ref		
							Insp Date		
							07/12/18		

**PREVIOUS ASSESSMENT**

Parcel ID							
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value
2022	102	FV	505,400	0	.	505,400	Year end
2021	102	FV	491,000	0	.	491,000	Year End Roll
2020	102	FV	483,900	0	.	483,900	Year End Roll
2019	102	FV	467,400	0	.	467,400	Year End Roll
2018	102	FV	414,500	0	.	414,500	Year End Roll
2017	102	FV	378,700	0	.	378,700	Year End Roll
2016	102	FV	378,700	0	.	378,700	Year End
2015	102	FV	350,700	0	.	350,700	Year End Roll

**SALES INFORMATION**

TAX DISTRICT								PAT ACCT.				
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes			
FERREIRA MARY O	67362-35		6/2/2016	Convenience		1	No	No	Reg of Deeds has incorrect address of 20 Sher			
FERREIRA MARY O	44804-14		3/15/2005	Family			No	No	M DEED			

**BUILDING PERMITS**

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/14/2017	684	Re-Roof	9,800	C				
4/20/2017	443	Insulate	2,674	C				
3/15/2013	354	Redo Kit	31,500					

**ACTIVITY INFORMATION**

Date	Result	By	Name
7/12/2018	Measured	DGM	D Mann
3/21/2006	External Ins	BR	B Rossignol

Sign:

VERIFICATION OF VISIT NOT DATA

/ / /

Total AC/Ha: 0.00000

Total SF/SM: 0

Parcel LUC: 102 Condo

Prime NB Desc CONDO

Total:

Spl Credit

Total:

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - ArchiveProArling

apro

2023

